



TOWN OF WEARE
PLANNING BOARD
ZONING BOARD OF ADJUSTMENT
15 Flanders Memorial Road
P.O. Box 190
Weare, NH 03281
Phone: (603) 529-2250
Fax: (603) 529-4554

Naomi L. Bolton
Land Use Coordinator

Office Hours:
Monday
thru
Friday
8 AM – 4:30 PM

**PLANNING BOARD
MINUTES
FEBRUARY 12, 2009
(Approved as written 3/12/09)**

PRESENT: Chairman, Paul Morin; Craig Francisco, Vice Chairman; George Malette, Secretary; Tom Clow, Exofficio; Frank Bolton; Neal Kurk, Alternate; Dani-Jean Stuart, Alternate Naomi Bolton, Land Use Coordinator

GUESTS: Bruce Fillmore; Nancy Fillmore

I. CALL TO ORDER:

Chairman Paul Morin called the meeting to order at 7:05 PM at the Weare Town Office Building.

II. WORK SESSION:

WETLANDS BUFFER ZONING AMENDMENT DISCUSSION: The Conservation Commission (CC) will not be coming tonight. Chairman Morin stated that he is open to suggestions to how we want to handle this. George Malette stated that the CC would like to work with a subcommittee. The majority of the CC members would like to have a subcommittee with Planning Board, CC and the public. Mr. Dahlberg stated in an email that in his experience the fewer people involved the better it seems to work. The board discussed the possibility of a conditional use permit, which is granted by the Planning Board or possibly a special exception granted by the Zoning Board. It actually is the same type of permit but with different jurisdiction. The board agreed to give the subcommittee a time frame in which to come back to the Planning Board with an initial report.

Chairman Morin asked Naomi to send an open invitation tomorrow morning to the CC for interested members to be on the subcommittee. Chairman Morin will write up the charge of the subcommittee and suggested that by the regular meeting in May the subcommittee should present the board an initial report. Dani-Jean Stuart volunteered for the Planning Board. Bruce and Nancy Fillmore both volunteered for the public. The board was thinking that Mike Dahlberg and Steve Najjar would probably be the CC members, but Naomi will find out by emailing Chairman Fulton.

The subcommittee will consist of 5-6 members, 2 Planning Board members; 2 Conservation Commission members and 2 members of the public. Chairman Morin will draft the charge if the board doesn't have an issue. Chairman Morin

will also draft up something regarding conflict of interest statement. The meetings of the subcommittee will need to be posted and minutes should be taken.

DISCUSS BOARD OFFICERS FOR 2009 AND CALENDAR FOR 2009:

Chairman Morin stated that he will not be returning. Paul Morin; Frank Bolton; Neal Kurk and Carl Knapp's terms all expire in April of 2009. Paul Morin and Carl Knapp will not be returning. Neal Kurk stated that he would be interested in becoming a full board member but not an officer position. Frank Bolton stated that he would be interested in renewing for another three years. Tom Clow stated that he will check with the rest of the Board of Selectmen to see how they are going to handle the appointments and get back to Naomi.

Mr. Kurk stated that he thinks we should look at the zones on the zoning map and work with the economic development committee. We should probably look at the smart growth measures that George Malette has been talking about.

Dani-Jean Stuart stated that we have a lot of view sheds that are located in the commercial zone and she felt we should look at protecting them while at the same time possibly attracting some business.

George Malette stated that shortly the Natural Resource Inventory maps will be completed. They are down to a two page list of items to finalize the maps. One map is specific to all the view sheds. The maps are going to show where all the natural resources are. It will also show the areas of Town that should be protected as open space.

DISCUSS CC EASEMENTS – TO SEE WHO WILL BE TAKING THE LEAD ON THIS:

Neal Kurk suggested that a subcommittee be formed for this as well. The subcommittee should consist of three members, 2 Planning Board and 1 CC member. The board felt that number was really too small. This subcommittee should come up with three models, have them reviewed by counsel and choose one for all to use. Mr. Malette would like to make the subcommittee consist of four to include one agricultural commission member. Mr. Bolton agreed with Mr. Malette as he just went to a couple of seminars this past weekend. He feels it should be more than three and he is very interested in this. The board agreed that appointments should be made right away by Chairman Morin and they should have the same time frame for the May meeting to report back to the Planning Board. Mr. Bolton and Craig Francisco are interested in the subcommittee. Naomi will ask the CC for volunteers for this subcommittee and will also contact Luke Drake, Chairman of the Agricultural Commission for a volunteer. The subcommittee should be designed to address in depth conservation easements and open space development.

MASTER PLAN UPDATE: Mr. Malette stated that this should also be looked at and Chairman Morin stated the he would like to leave this to the new chair.

HCPP GRANT: Mr. Malette stated that this grant is coming up to be able to apply again and he felt we should reapply. A subcommittee should be formed to work on this. The board felt that they should wait to see what the governor's budget looks cutting.

Mr. Malette stated that when the Natural Resource Inventory done the Open Space Plan should be looked at again. SNHPC should be contacted to see if their involvement could take place at no charge just like the first time.

III. OTHER BUSINESS:

JANUARY 14, 2009 MINUTES: George Malette moved to approve the January 14, 2009 minutes as amended; Craig Francisco seconded the motion, all in favor.

JANUARY 22, 2009 MINUTES: George Malette moved to approve the January 22, 2009 minutes as amended; Tom Clow seconded the motion, all in favor.

ROAD BOND FOR BROWNIES FOR ORCHARD HILL ROAD EXTENSION:

The board discussed the letter that was sent to the Town from TD Banknorth. The letter was to inform the Board that they will NOT be renewing the letter of credit. It will expire on April 3, 2009. The board asked Naomi to contact TD Banknorth to see what is involved in possibly calling the letter for the Town's protection. The board also asked Naomi to contact Mr. Brown to see what their intentions are for completing the roadway; applying for a variance, etc. The board felt that the Town needs to call this letter of credit unless there is an alternative situation. If there is no plan, via application to the zoning board or something else then the board will have no choice but to call the bond and complete the roadway with the funds.

INNOVATIVE PLANNING TECHNIQUES BOOK FROM SNHPC: George Malette stated that he would encourage all members to look at this. Naomi stated that she has a copy of this book downstairs and if a member wanted to take it they could, she would just like to have it back. Dani-Jean Stuart stated that she would like to take the book after the meeting. Naomi is to check to see if Southern NH Planning Commission has them for sale and if so how much are they.

IV. ADJOURNMENT:

As there was no further business to come before the board, Frank Bolton moved to adjourn at 8:45 PM; George Malette seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton
Land Use Coordinator